018.0	0008	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,500 / 725,500
					USE VALUE:	725,500 / 725,500
					ASSESSED:	725,500 / 725,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ATWATER LAURA M/TRUSTEE
Owner 2:	LYNCH FAMILY IRREVOCABLE TR
Owner 3:	
Street 1:	22 PHILIP ST
Street 2:	
Twn/City:	HUDSON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01749 Type:

PREVIOUS OWNER

Owner 1:	LYNCH LEO J/MARY A -
Owner 2:	-
Street 1:	54 COLONIAL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Aluminum Exterior and 1644 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	223,200		502,300	725,500
Total Card	0.131	223,200		502,300	725,500
Total Parcel	0.131	223,200		502,300	725,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.30 | /Parcel: 441.3

Legal Description

User Acct 13425

GIS Ref

GIS Ref

Insp Date 10/27/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,200	0	5,700.	502,400	725,600	725,600	Year End Roll	12/18/2019
2019	101	FV	196,600	0	5,700.	650,100	846,700	846,700	Year End Roll	1/3/2019
2018	101	FV	196,600	0	5,700.	413,700	610,300	610,300	Year End Roll	12/20/2017
2017	101	FV	196,600	0	5,700.	378,200	574,800	574,800	Year End Roll	1/3/2017
2016	101	FV	196,600	0	5,700.	307,300	503,900	503,900	Year End	1/4/2016
2015	101	FV	195,600	0	5,700.	307,300	502,900	502,900	Year End Roll	12/11/2014
2014	101	FV	195,600	0	5,700.	280,100	475,700	475,700	Year End Roll	12/16/2013
2013	101	FV	195,600	0	5,700.	266,500	462,100	462,100		12/13/2012

!1590!

PRINT

Date	Time
12/10/20	17:10:07

LAST REV

Date	Time
03/29/19	10:04:11

mmcmakin

1590

USER DEFINED

Prior Id # 1:	13425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH LEO J/MAR	1516-23		9/25/2017	Convenience	1	No	No		
RILEY MARY E	1314-21		1/12/2006		475,000	No	No		
KELLY JOHN A	1229-129		11/2/2000		350,000	No	No	4	
	483-345		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2013	1545	Manual	23,500	C				
6/26/2009	525	Re-Roof	4,995					
11/6/2000	859	Redo Kit	12,210	C				REMODEL KITCHEN/PL

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2018	Mail Update	EMK	Ellen K
10/27/2017	Meas/Inspect	BS	Barbara S
1/27/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	294	PATRIOT
2/12/2001	MLS	MM	Mary M
10/5/1999	Meas/Inspect	243	PATRIOT
8/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99672854
Adj $ / SQ:	127.830
Other Features:	76327
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274193
Depreciation:	51000
Depreciated Total:	223193

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

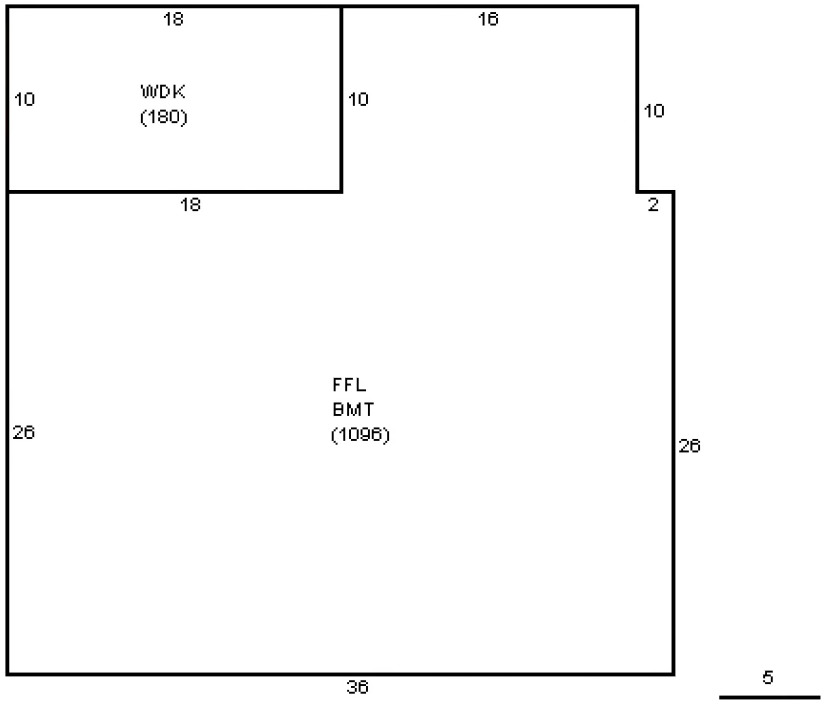
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.83
Special Features:	0	Val/Su Net:	94.10
Final Total:	223200	Val/Su SzAd	203.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,096	50.810	55,691
FFL	First Floor	1,096	127.830	140,102
WDK	Deck	180	11.520	2,073
	Net Sketched Area:	2,372	Total:	197,866
Size Ad	1096	Gross Are	2372	FinArea 1644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

018.0-0008-0011.0

IMAGE

AssessPro Patriot Properties, Inc